

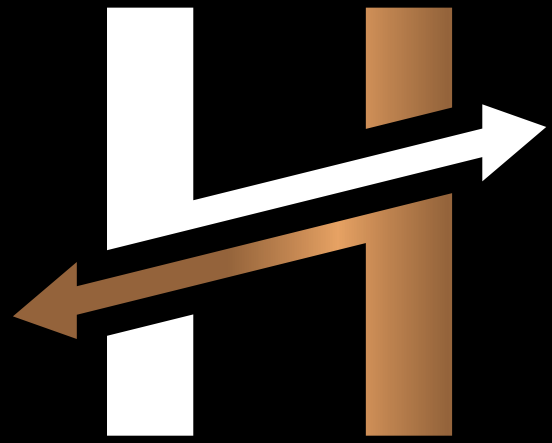


**HAY HALL
BUSINESS
PARK**
REDFERN ROAD
BIRMINGHAM
B11 2BE

FULLY REFURBISHED WAREHOUSE //
STORAGE // DISTRIBUTION ACCOMMODATION

APPROXIMATELY **34,898 SQ FT** (3,242 SQ M)
PLUS 8,000 SQ FT (743 SQ M) **OFFICES**

ENTER →



HAYHALL DISTRIBUTION HUB

HAY HALL
BUSINESS PARK
REDFERN ROAD
BIRMINGHAM
B11 2BE

HOME

DESCRIPTION

INTERNAL

LOCATION

MAJOR OCCUPIERS

FLOOR PLAN

FURTHER
INFORMATION

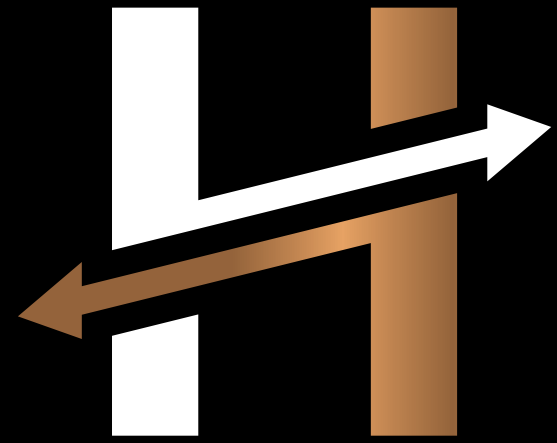


**HAYHALL
DISTRIBUTION
HUB IS A FULLY
REFURBISHED
34,898 SQ FT
UNIT**

DESCRIPTION

- // Approx 34,898 sq ft fully refurbished industrial unit plus 8,000 sq ft offices
- // 3 level access doors
- // Dedicated yard
- // 8m to underside of haunch approx.
- // All mains services will be available subject to incoming tenant requirements
- // Estate service charge is payable
- // Site manager, access control & 24 hour monitored CCTV
- // Potential power supply of up to 750 KVA





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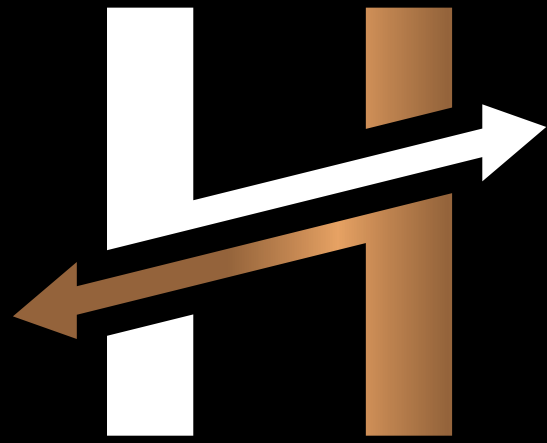
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EXCELLENT ACCESS TO THE
CITY CENTRE, BIRMINGHAM
INTERNATIONAL AIRPORT
& JUNCTION 6 OF THE M42



Land Rover
Solihull
4.7 Miles

Jaguar Castle
Bromwich
4.8 Miles

Birmingham
Airport
4.8 Miles



LOCATION

The premises are located within the Hay Hall Business Park which is accessed via Redfern Road.

The business park is located approximately 5 miles to the south east of Birmingham City Centre. The A45 Coventry Road provides excellent access to the City Centre, Birmingham International Airport and Junction 6 of the M42 which in turn provides access to the wider Midland motorway network including the M6 and M5.

Major occupiers within the area include Veolia, Euro Packaging, Grayson Thermal Systems together with the Tyseley Energy Recovery Facility.



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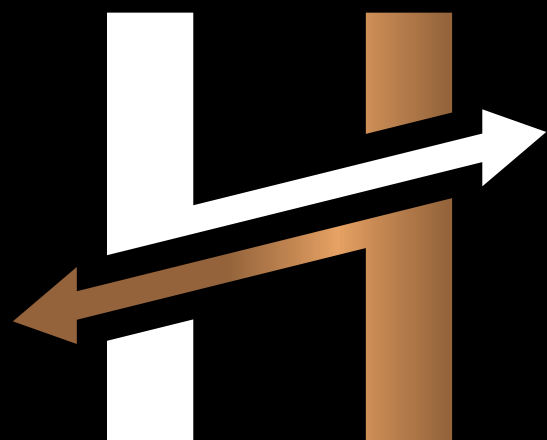
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MAJOR LOCAL OCCUPIERS



- Greater Birmingham accounts for 30% of all automotive production in the UK.
- Highest number of employees of any city outside London.
- Birmingham will be at the heart of HS2.
- Birmingham Airport serves 11million passengers a year. This is expected to triple by 2030 (source: Business Birmingham).





HAYHALL
DISTRIBUTION
HUB

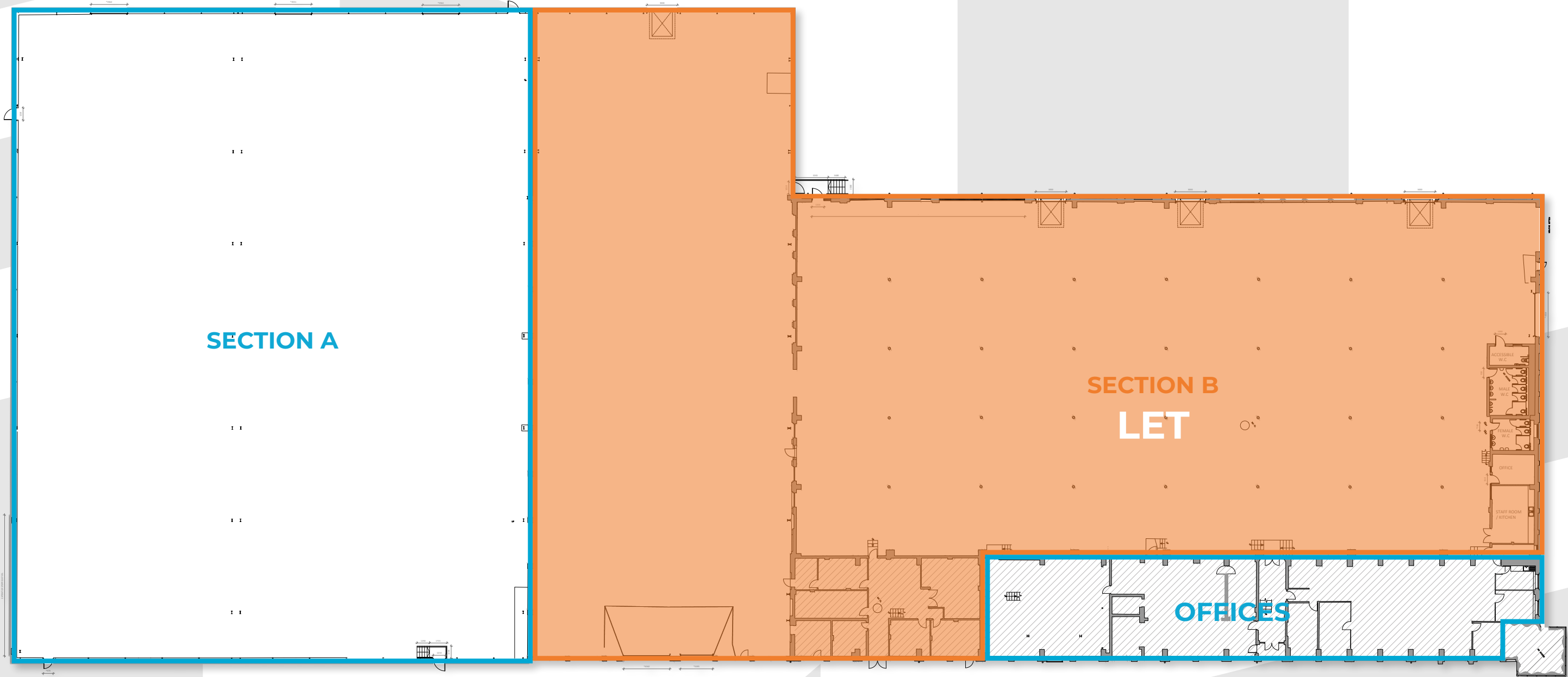
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FLOOR PLAN

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FLOOR PLAN



ACCOMMODATION

	SQ M	SQ FT
SECTION A	3,242	34,898
OFFICES	743	8,000
SECTION B	LET	
TOTAL	3,985	42,898



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PLANNING

B1, B2 AND B8.

RENT

On application.

EPC

The Energy Performance
Certificate rating is C – 56.

LEASE

The property is available on a Full Repairing and Insuring lease on terms to be agreed.

RATING

The tenant will be responsible for the Uniform Business Rates for the property which has yet to be assessed following the building refurbishment.

SERVICE CHARGE

The tenant will be responsible for payment of the service charge relating to the area of their occupation.



VIEWING

Strictly by appointment, please contact:



James Clements
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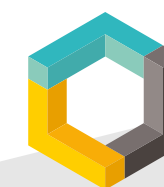
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